



Aydon Square | Blyth | NE24 4LA

£290,000

Perfectly placed within easy reach of the new train station, this fantastic four-bedroom detached home offers spacious and versatile accommodation, ideal for growing families seeking style, convenience and practicality in equal measure. Occupying a generous plot, the property benefits from a double garage, three off-street parking spaces, and well-maintained front and rear gardens, providing excellent outdoor space for both relaxation and entertaining. The accommodation briefly comprises a welcoming entrance hallway, a versatile study currently utilised as an additional bedroom, a spacious lounge perfect for family gatherings, and a convenient ground floor W.C. The heart of the home is the impressive kitchen/diner, fitted with a range of integrated appliances and offering ample space for dining and socialising, complemented by a useful utility room. To the first floor, there are four well-proportioned bedrooms, with the principal bedroom enjoying the benefit of an en-suite shower room. The remaining bedrooms are served by a modern family bathroom, completing the accommodation. Combining generous living space, excellent parking facilities and a highly sought-after location close to transport links and amenities, this outstanding detached home presents a wonderful opportunity for families looking to settle in one of Blyth's most convenient locations.

RMS | Rook
Matthews
Sayer



4



2



2

Gorgeous Four Bedroom Detached

**Double Garage and Off Street
Parking for Two Cars**

Close To New Train Station

**En Suite, Downstairs W.C And
Utility**

**Freehold, Epc B, Council Tax
Band D**

**Mains Water, Electricity and
Sewage**

**Gas Heating, Fibre to Premises
Broadband**

**Downstairs Study Set Up as
Bedroom**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance door

ENTRANCE HALLWAY: stairs to first floor landing.

DOWNSTAIRS CLOAKS/W.C.: low level wc, pedestal wash hand basin, and single radiator.

LOUNGE: (front): 10'51 x 13'40, (3.20m x 4.08m), double glazed window to front and double radiator.

OFFICE: (rear): 6'15 x 6'87, (1.87m x 2.09m), double glazed window to front, single radiator. This room is set up as a bedroom.

KITCHEN: (rear): 20'72 x 12'07, (6.31m x 3.67m), double glazed window to rear, double radiator, range hood, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, gas hob, integrated fridge freezer, dishwasher and microwave, patio doors to rear garden.

UTILITY ROOM: 6'04 x 5'43, (1.84m x 1.65m), stainless steel sink unit, plumbed area for washing machine and doors to rear garden.

FIRST FLOOR LANDING AREA: built in storage cupboard, and double radiator.

FAMILY BATHROOM: 3-piece suite comprising panelled bath, pedestal wash hand basin, low level wc, double glazed window to rear, single radiator, and part tiling to walls.

BEDROOM ONE: (front): 11'39 x 9'73, (3.47m x 2.96m), double glazed window to front, double radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM: double glazed window to side, low level wc, wash hand basin, shower cubicle, and heated towel rail.

BEDROOM TWO: 10'88 x 7'55, (3.31m x 2.30m), double glazed window to front, single radiator.

BEDROOM THREE: (front): 12'27 x 6'79, (2.03m x 3.73m), double glazed window to front and single radiator.

BEDROOM FOUR: (front): 7'14 x 8'96, (2.17m x 2.73m), double glazed window to front and single radiator.

EXTERNALLY: to the front is laid mainly to lawn with off street parking and double garage, to the rear is also laid mainly to lawn with patio and access to garage.

T: 01670 352900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Utility warehouse

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

TENURE

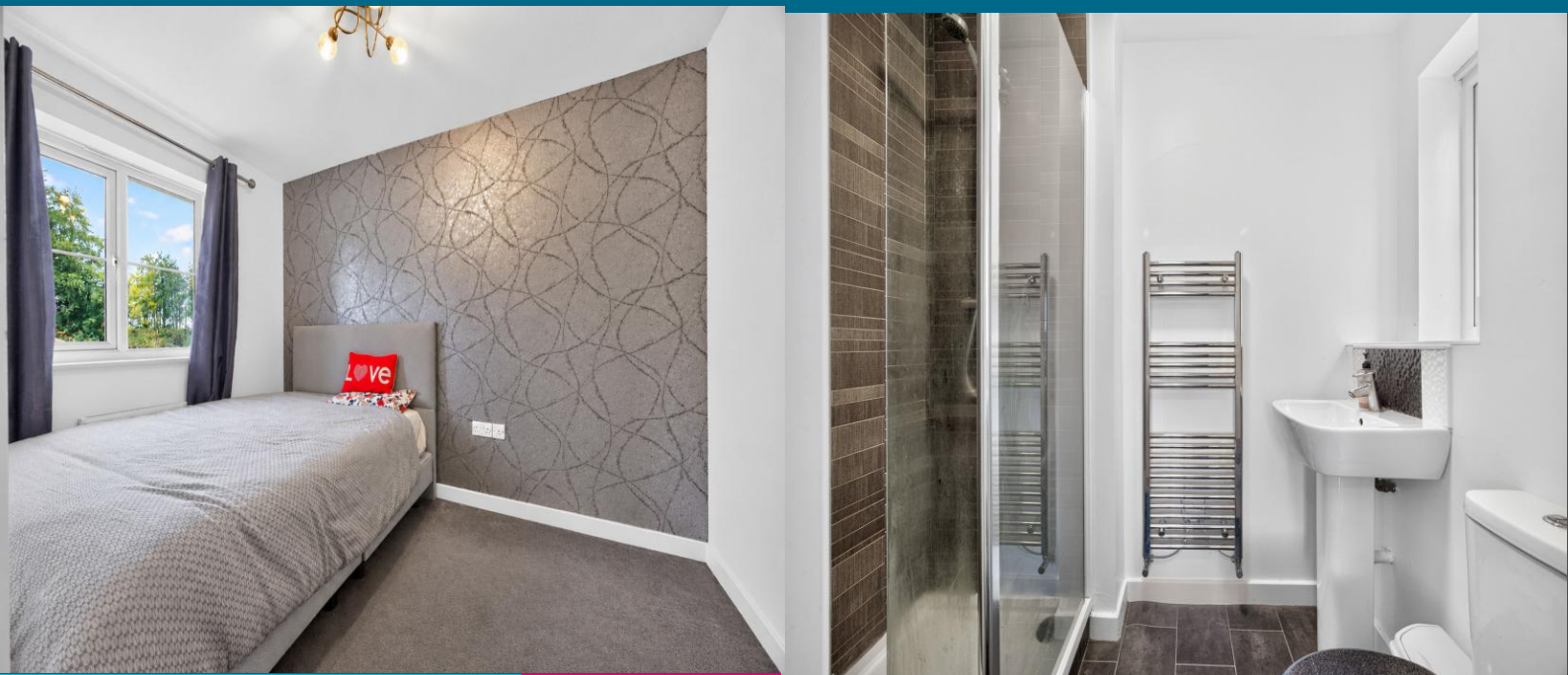
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: D

EPC RATING: B

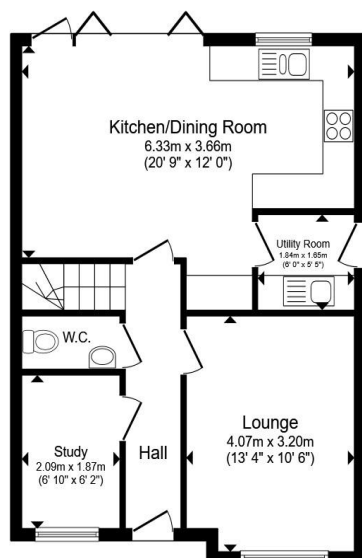
BL00012348.AJ.BH.23/10/2026. V.1



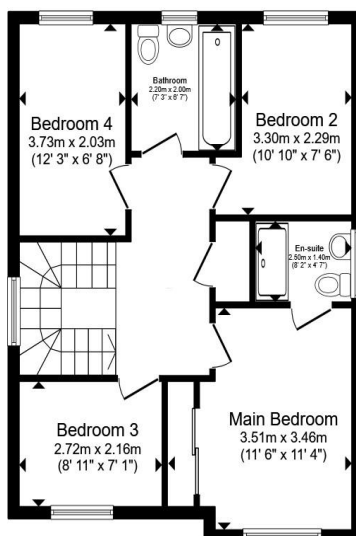
T: 01670 352900

Blyth@rmsestateagents.co.uk

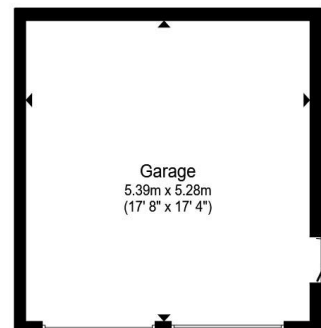
RMS | Rook
Matthews
Sayer



Ground Floor



First Floor



Garage

Total floor area 135.7 m² (1,460 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

RMS | Rook Matthews Sayer

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



T: 01670 352900

Blyth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer